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**CITY OF TEMPE  
HEARING OFFICER**

**Meeting Date: 10/02/2018  
Agenda Item: 2**

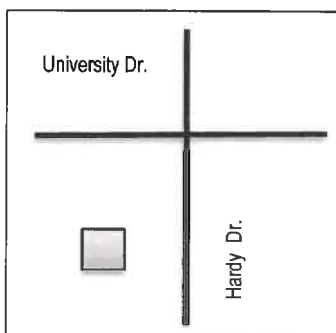
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**ACTION:** Request approval to abate public nuisance items at the Webb Property (1) located at 1011 W. 12<sup>th</sup> Street. The applicant is the City of Tempe – Code Compliance.

**FISCAL IMPACT:** \$590.00 for abatement request, removal of over-height grass/weeds in the front yard.

**RECOMMENDATION:** Staff – Approval of 180 day open abatement

**BACKGROUND INFORMATION:** City of Tempe – Code Compliance Section requests approval to abate items in violation of the Tempe City Code at the WEBB PROPERTY (1). The details of this case represent several months of correspondence for compliance with the property owner. Staff requests the approval of abatement of the following nuisance items under Complaint CE184082 removal of over-height grass/weeds in the front yard.



Property Owner: Alfred Webb  
Applicant: City of Tempe – Code Compliance  
Zoning District: R1-6, Single Family Residential  
Code Compliance Inspector: Andres Lara-Reyes, Code Inspector

**ATTACHMENTS:** Supporting Attachment

**STAFF CONTACT:** Drew Yocom, Planning & Research Analyst (480-858-2190)

Department Director: Chad Weaver, Community Development Director  
Legal review by: N/A  
Prepared by: Barbara Simons, Code Inspector  
Reviewed by: Drew Yocom, Planning & Research Analyst

**COMMENTS:**

Code Compliance is requesting approval to abate the Webb Property (1) located at 1011 W. 12<sup>th</sup> Street, in the R1-6, Single Family Residential district. This case was initiated 07/11/2018, after which Code Compliance has attempted to obtain compliance through correspondence with the property owner regarding violations of the Tempe City Code.

Without the intervention of abatement the property will continue to deteriorate. It is therefore requested that the City of Tempe Community Development Hearing Officer approve a 180 day open abatement of this public nuisance in accordance with Section 21-53 of the Tempe City Code.

**HISTORY & FACTS:**

The history and facts of this case are detailed in an attached memo from the Code Compliance Inspector.

# Project Submittal Application

City of Tempe  
Community Development Department  
31 E. 5<sup>th</sup> Street, Garden Level, Tempe, AZ 85281  
(480) 350-4311 Fax: (480) 350-8677  
Planning Fax: (480) 350-8872  
www.tempe.gov



## Project Information - Required

Project Name: ALFRED WEBB ABATEMENT

Project Address: 1011 W 12TH ST, TEMPE, AZ 85281

Suite No.: ☐

Proposed Use of Building/Suite:

Existing Zoning: R1-6 ☐

Legal Description: ☐ Attached

Parcel No.: 124-77-090 ☐

Description of Work/Request Abatement to include: removal of over height grass and weeds in the front yard area.

Hearing date: 10/02/2018

Valuation (for building plan review

CE184082

## Applicant Information Required

Company or Firm Name: CITY OF TEMPE

Telephone 1:

(480 ) 350-8963

Ext: 8963

Applicant's Name: ANDRES LARA-REYES

Telephone 2:

( )

Ext: \_\_\_\_\_

Applicant's Street Address :

Fax:

( )

City:

State:

Zip:

Email Address(es):

Applicant Signature:

Date: 08/27/2018

## For City Use Only

Planning	Fees	Building	Engineering	Submitted Materials:
<input type="checkbox"/> Recordation		<input type="checkbox"/> New Building	<input type="checkbox"/> Engineering	Building _____ Fire
<input type="checkbox"/> SPR		<input type="checkbox"/> Com Add/Alt		Planning _____ Signs
<input type="checkbox"/> PL Dev Plan Review		<input type="checkbox"/> TI	<input type="checkbox"/> Revision	Engineering _____
<input type="checkbox"/> Sign Permit		<input type="checkbox"/> MF	Tracking Nos.:	
<input type="checkbox"/> Use Permit		<input type="checkbox"/> NRes	DS _____	<input type="checkbox"/> Spec Book(s)
<input type="checkbox"/> Variance		<input type="checkbox"/> Res Remodel/Add	BP _____	<input type="checkbox"/> Soils Report
<input type="checkbox"/> General Plan Amend		<input type="checkbox"/> Pool	RA _____	<input type="checkbox"/> Structural Calcs
<input type="checkbox"/> Zoning Amend		<input type="checkbox"/> Demo	FR _____	<input type="checkbox"/> Report
<input type="checkbox"/> Zoning Verification Letter		<input type="checkbox"/> Grading Only	RAF _____	<input type="checkbox"/> Materials
<input type="checkbox"/> Subdivision/Condo		<input type="checkbox"/> Phased Constr	EN _____	<input type="checkbox"/> Color Board
<input type="checkbox"/> PAD Overlay		<input type="checkbox"/> Phased Constr w/UG MEP	RAE _____	<input type="checkbox"/> Parking Analysis
<input type="checkbox"/> Legal Posting Signs		<input type="checkbox"/> Structural Frame	PL _____	<input type="checkbox"/> Lighting Cut Sheets
<input type="checkbox"/> Administrative Decision		<input type="checkbox"/> MEP Only	SPR _____	<input type="checkbox"/> Other:
<input type="checkbox"/> Abatement		<input type="checkbox"/> Mobile Home	SGN _____	
<input type="checkbox"/> Shared Parking		<input type="checkbox"/> Factory Built Bldg	GO _____	
<input type="checkbox"/> CCR Review		<input type="checkbox"/> Deferred submittal	GOB _____	
<input type="checkbox"/> Continuance		<input type="checkbox"/> Revision	SE _____	
<input type="checkbox"/> Appeal		<input type="checkbox"/> New Standard	ZP _____	
<input type="checkbox"/> Other _____		<input type="checkbox"/> Permits based on Standard #		
Fire			MCA Code:	Total Valuation:
<input type="checkbox"/> Tanks		<input type="checkbox"/> Siting		
<input type="checkbox"/> AFES (O/H)		<input type="checkbox"/> Other _____		
<input type="checkbox"/> Spray Paint Booth				
<input type="checkbox"/> Special Extinguishing				
<input type="checkbox"/> Fire Alarm				
<input type="checkbox"/> Kitchen Hood System				
<input type="checkbox"/> Rack Storage				
<input type="checkbox"/> Hazmat				
<input type="checkbox"/> Other _____				
			File With:	Total Submittal Fees:
			Received By:	Validation:
				Date Stamp:

**DATE:** 08/27/2018  
**TO:** Jeff Tamulevich, Code Compliance Administrator  
**FROM:** Andres Lara-Reyes  
**SUBJECT:** Request to Authorize for Abatement– Reference Complaint #CE184082

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**LOCATION:** 1011 W 12<sup>TH</sup> ST., Tempe, AZ 85281  
**LEGAL:** Parcel #124-77-090, as recorded with the Maricopa County Assessor  
**OWNER:** ALFRED WEBB  
1011 W 12TH ST  
TEMPE, AZ 85281

**FINDINGS:**

1011 W 12<sup>TH</sup> ST. is currently in violation of City of Tempe's Nuisance Code in regard to deteriorated landscape (over height grass and weeds in the front yard area).

The home has been in violation and appears to be vacant since 07/05/2018 with the initial violation being deteriorated landscape (over height grass and weeds in the front yard). There has been no response from the owner of the property and one notice has been returned unclaimed.

The owner ALFRED WEBB was issued correction notices to correct the violations by mail and notices posted to the property with no response. As stated above, one notice has been returned unclaimed and the property remains unresolved as of this date. Notice of intent to abate was posted to the property.

**RECOMMENDATIONS:**

ALFRED WEBB has not responded or attempted to remedy the violations upon the property at 1011 W 12TH ST. Since this property appears to be vacant, without the intervention of abatement, the property will continue to deteriorate. I therefore make a request to the City of Tempe Development Services Hearing Officer for authorization to abate this public nuisance in accordance with section 21-53 of the Tempe City Code and authorization of multiple abatements for a period not to exceed one hundred eighty (180) days from the previous abatement order. Mr. WEBB has not given any indication that he plans on correcting the violations and maintaining the property.

Respectfully submitted,  
Andres Lara-Reyes

ACTION TAKEN: Submit  
NAME: [Signature]  
DATE: 8 27 18



## NOTICE OF INTENT TO ABATE PUBLIC NUISANCE

Date: 08/27/2018  
Case #: CE184082

**ALFRED WEBB**  
**8630 S HAZELTON LN**  
**TEMPE, AZ 85284**

This serves as notification of the City of Tempe's intentions regarding the abatement of code violations on the following described property:

Location: 1011 W 12TH ST TEMPE, AZ 85281  
Parcel: 12477090

This office will submit this complaint to the Community Development Abatement Hearing Officer to be placed on the Hearing Officer agenda of October 2, 2018. We are requesting Hearing Officer Authorization to abate this public nuisance in accordance with Section 21-53 of the Tempe City Code by removal and repair of:

CC 21-3.b.8      Landscaping that is substantially dead, damaged or characterized by uncontrolled growth or presents a deteriorated or slum-like appearance;

If the violations have not been corrected within thirty (30) days, our office will proceed with the abatement process. As owner of the property, you have thirty (30) days after receipt of this letter to abate or correct any violation as described below:

CC 21-3.b.8      Over height grass and weeds in the front yard landscape area.  
  
Grass and weeds over gravel in the east yard landscape area.

Upon receipt of the Hearing Officer approval to abate this public nuisance, the necessary work will be performed at the expense of the property owner. The cost of this work will be \$590.00. In addition to the actual cost of abatement, an administrative charge of fifteen (15) percent of the actual cost of abatement or three hundred (\$300) dollars, whichever is greater, for expenses incurred by the City for abatement procedures, and the cost of recording liens and releases will be charged. The recorded lien may bear interest at the legal rate of judgments in the State of Arizona. Administrative charges and the cost of recording liens and releases shall become a lien on the property whether or not the public nuisance is abated by the City.

If you have questions regarding this matter, please contact our office at (480)350-8311.

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**Code Inspector: Andres Lara-Reyes**  
**Phone Number: 480-350-8963**  
**E-mail: andres\_lara-reyes@tempe.gov**

HAMANN ENTERPRISES, LLC

4001 W CAMELBACK RD C30

PHOENIX, AZ 85019

(602) 575-4455

hamannenterprises@yahoo.com

THE FOLLOWING DOCUMENT IS FOR:

NAME: Andres Lara-Reyes

FIRM: CITY OF TEMPE

DATE: 8/27/18

PROPOSAL

WE PROPOSE TO DO THE FOLLOWING WORK FOR THE CITY OF TEMPE  
UNDER CONTRACT # T18-011-03

ADDRESS: 1011 W 12TH ST

1 LANDSCAPE AND REMOVE DEA BUSHES FROM FRONT YARD	\$560.00
2 ESTAMATED DUMP FEES	\$30.00
3	\$0.00
4	\$0.00
5	\$0.00
6	\$0.00
TOTAL COST OF JOB	<hr/> \$590.00

THANK YOU FOR YOUR BUSINESS

BOB HAMANN



COMMUNITY DEVELOPMENT DEPARTMENT  
CODE COMPLIANCE  
**CORRECTION NOTICE**

07/11/2018

ALFRED WEBB  
8630 S HAZELTON LN  
TEMPE, AZ 85284

Case #: CE184082  
Site Address: 1011 W 12TH ST, TEMPE, AZ 85281

This is a notice to inform you that this site was inspected on 07/10/2018 and found to be in violation of the City of Tempe's Zoning and Development Code (ZDC) and/or Nuisances and Property Enhancement Ordinance, Chapter 21, Article I and/or II of the City Code (CC) as noted. Failure to comply may result in civil citation or criminal charges.

Section	Violation	
CC 21-3.b.8	Landscaping that is substantially dead, damaged or characterized by uncontrolled growth or presents a deteriorated or slum-like appearance;	
<b>PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION</b>		<b>SITE REINSP ON OR AFTER</b>
CC 21-3.b.8	Please cut all over height grass and weeds in the front yard landscape area.	07/24/2018
CC 21-3.b.8	Please remove all grass and weeds over gravel in the east yard landscape area.	07/24/2018

Please contact me if you have questions or need further assistance. Thank you for your cooperation in this matter.

**Andres Lara-Reyes**  
Code Inspector

**Direct: 480-350-8963**  
**Code Compliance: 480-350-8372**  
**Email: andres\_lara-reyes@tempe.gov**

**Please Note:** In the event of more than one violation occurring at this property in a calendar year, the property owner may be assessed a reinspection fee of \$75.00 pursuant to City Code Section 21-51, subsection (b).

**Civil and Criminal Penalties**

City Code: Section 21-3, subsections (b) 1-8, 17-19 and 21; Sections 21-4; 21-13; Section 21-24; Section 21-38, subsections (a-k) and (m-q): 1st occurrence \$200 per violation, 2nd occurrence \$300 per violation, 3rd occurrence \$400 per violation | Sections 21-31; 21-32; 21-33; 21-35; 21-36: 1st occurrence \$300 per violation, 2nd occurrence \$500 per violation, 3rd occurrence \$700 per violation | Section 21-3, subsections (b) 9-16 and 20; Sections 21-34, 21-37; Section 21-38, subsection (l): 1st occurrence \$400 per violation, 2nd occurrence \$700 per violation, 3rd occurrence \$1,000 per violation. | Section 21-4 (b) Habitual Offender: 1st occurrence \$550 in addition to other fines, 2nd occurrence \$1,050 in addition to other fines, 3rd occurrence, \$1,550 in addition to other fines. | Section 21-25: \$1,050 per violation. | Zoning and Development Code: 1st occurrence \$170 per violation, 2nd occurrence \$420 per violation, 3rd occurrence \$820 per violation | The city has authority to abate the violation should the owner neglect, fail or refuse to correct the violation within 30 days and to assess a lien against the property for the cost of the abatement. | The city prosecutor is authorized to file a criminal class 1 misdemeanor complaint in the Tempe Municipal Court for violations of these codes.



COMMUNITY DEVELOPMENT DEPARTMENT  
CODE COMPLIANCE  
**CORRECTION NOTICE**

07/11/2018

ALFRED WEBB  
PO BOX 8673  
SCOTTSDALE, AZ 85252

Case #: CE184082  
Site Address: 1011 W 12TH ST, TEMPE, AZ 85281

This is a notice to inform you that this site was inspected on 07/10/2018 and found to be in violation of the City of Tempe's Zoning and Development Code (ZDC) and/or Nuisances and Property Enhancement Ordinance, Chapter 21, Article I and/or II of the City Code (CC) as noted. Failure to comply may result in civil citation or criminal charges.

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CC 21-3.b.8	Please cut all over height grass and weeds in the front yard landscape area.	07/24/2018
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Code Inspector

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**Code Compliance: 480-350-8372**  
**Email: andres\_lara-reyes@tempe.gov**

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COMMUNITY DEVELOPMENT DEPARTMENT  
CODE COMPLIANCE  
**FINAL CORRECTION NOTICE**

07/24/2018

ALFRED WEBB  
8630 S HAZELTON LN  
TEMPE, AZ 85284

Case #: CE184082  
Site Address: 1011 W 12TH ST, TEMPE, AZ 85281

This is a notice to inform you that this site was inspected on 07/24/2018 and found to be in violation of the City of Tempe's Zoning and Development Code (ZDC) and/or Nuisances and Property Enhancement Ordinance, Chapter 21, Article I and/or II of the City Code (CC) as noted. Failure to comply may result in civil citation or criminal charges.

Section	Violation
CC 21-3.b.8	Landscaping that is substantially dead, damaged or characterized by uncontrolled growth or presents a deteriorated or slum-like appearance;

PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION		SITE REINSP ON OR AFTER
CC 21-3.b.8	Please cut all over height grass and weeds in the front yard landscape area.	08/07/2018
CC 21-3.b.8	Please remove all grass and weeds over gravel in the east yard landscape area.	08/07/2018

Please contact me if you have questions or need further assistance. Thank you for your cooperation in this matter.

Andres Lara-Reyes  
Code Inspector

Direct: 480-350-8963  
Code Compliance: 480-350-8372  
Email: andres\_lara-reyes@tempe.gov

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**Civil and Criminal Penalties**

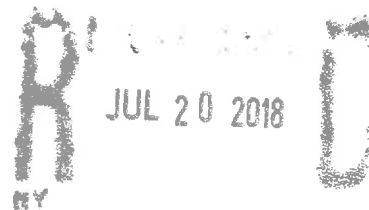
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COMMUNITY DEVELOPMENT DEPARTMENT  
CODE COMPLIANCE  
CORRECTION NOTICE

07/11/2018

ALFRED WEBB  
PO BOX 8673  
SCOTTSDALE, AZ 85252



Case #: CE184082  
Site Address: 1011 W 12TH ST, TEMPE, AZ 85281

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Section	Violation
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CC 21-3.b.8	Landscaping that is substantially dead, damaged or characterized by uncontrolled growth or presents a deteriorated or slum-like appearance;
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**PLEASE TAKE THE FOLLOWING CORRECTIVE ACTION**

**SITE REINSP  
ON OR  
AFTER**

CC 21-3.b.8	Please cut all over height grass and weeds in the front yard landscape area.	07/24/2018
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City of Tempe  
Community Development  
Code Compliance  
P.O. Box 5002, Mail Stop 03-2  
Tempe, Arizona 85280

RETURN SERVICE REQUESTED



Tempe.

JUL 20 2018



ZIP 85281  
01E12650789

Hasler  
07/11/2018  
FIRST-CLASS MAIL  
AUTO  
US POSTAGE \$000.40

ANK  
ERK-149280-22

NIXIE 850 DE 1270 0007/17/18  
RETURN TO SENDER  
ATTEMPTED - NOT KNOWN  
UNABLE TO FORWARD  
BC: 85280500202 \*1879-03888-17-23

### Current Context

Person   
 Account ID   
 Premise  1011 W 12TH ST, TEMPE, AZ, 85281-5363




### + Credit and Collection Info

### - SA Premise List

#### - Premise Information

	Premise Information	1011 W 12TH ST, TEMPE, AZ, 85281-5363
	CIS Division	City of Tempe
	SRP Code	Member
	Solid Waste Service Location	Alley Service
	Taxing City	City of Tempe
	Service Point Information	Solid Waste Residential/Monday Trash Thursday Recycle/1011 W 12TH ST, TEMPE, AZ, 85281-5363
	Service Point Information	Water Single-family Residential/Water - Block 1 Fixed Network/Water Route 13/1011 W 12TH ST, TEMPE, AZ, 85281-5363
	Meter Configuration	Water - 5/8 " Meter, 15181012, Eff 08-30-2017 11:17AM , Single Dial Water, 1 register
	Last Meter Read	08-13-2018 04:00PM
	Next Meter Read	09-11-2018 ( Water - Block 1 Fixed Network )

#### - Field Activity Information

	Schedule Date/Time Start	Field Activity Information	Field Order Status
	07-13-2017 12:00AM	1011 W 12TH ST, TEMPE, AZ, 85281-5363,Water Single-family Residential, On-line User, AMI Meter Change Out, Completed, Scheduled 07-13-2017 12:00AM	
	04-15-2016 10:22AM	1011 W 12TH ST, TEMPE, AZ, 85281-5363,Water Single-family Residential, On-line User, Meter Change Due to Preventive, Completed, Scheduled 04-15-2016 10:22AM	Completed
	09-09-2014 12:00AM	1011 W 12TH ST, TEMPE, AZ, 85281-5363,Water Single-family Residential, On-line User, Meter Check for Idle Consumpti, Completed, Scheduled 09-09-2014 12:00AM	Completed
	05-07-2014 12:00AM	1011 W 12TH ST, TEMPE, AZ, 85281-5363,Water Single-family Residential, On-line User, Meter Check for Idle Consumpti, Completed, Scheduled 05-07-2014 12:00AM	Completed
	04-10-2012 12:00AM	1011 W 12TH ST, TEMPE, AZ, 85281-5363,Water Single-family Residential, Start/Stop Service Request, Meter Stop Service Turn Off, Completed, Scheduled 04-10-2012 12:00AM	
	04-09-2012 05:31AM	1011 W 12TH ST, TEMPE, AZ, 85281-5363,Water Single-family Residential, Severance Process, Meter Re-Check for Final, Completed, Scheduled 04-09-2012 05:31AM	Completed
	04-03-2012 05:31AM	1011 W 12TH ST, TEMPE, AZ, 85281-5363,Water Single-family Residential, Severance Process, Meter Disconnect Due to Non-Pa, Completed, Scheduled 04-03-2012 05:31AM	Dispatched
	02-02-2012 05:31AM	1011 W 12TH ST, TEMPE, AZ, 85281-5363,Water Single-family Residential, Severance Process, Meter Reconnect For Payment, Completed, Scheduled 02-02-2012 05:31AM	Dispatched
	01-31-2012 05:31AM	1011 W 12TH ST, TEMPE, AZ, 85281-5363,Water Single-family Residential, Severance Process, Meter Disconnect Due to Non-Pa, Completed, Scheduled 01-31-2012 05:31AM	Dispatched
	12-06-2011 09:52AM	1011 W 12TH ST, TEMPE, AZ, 85281-5363,Water Single-family Residential, High/Low Review, Meter Re-read, Completed, Scheduled 12-06-2011 09:52AM	Completed

#### - Account Financial History

#### + Billed Consumption

**124-77-090 Residential Rental Parcel**

This is a residential parcel located at 1011 W 12TH ST TEMPE 85281, and the current owner is WEBB ALFRED. It is located in the Parkway Manor 4 subdivision and MCR 10223. Its current year full cash value is \$197,700.

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**Property Information****1011 W 12TH ST TEMPE 85281**

MCR #	<u>10223</u>
Description:	PARKWAY MANOR 4
Lat/Long	<u>33.41607450   -111.95268300</u>
Lot Size	7,026 sq ft.
Zoning	R1-6
Lot #	218
High School District	TEMPE UNION #213
Elementary School District	TEMPE ELEMENTARY SCHOOL DISTRICT
Local Jurisdiction	TEMPE
S/T/R	21 1N 4E
Market Area/Neighborhood	02/004
Subdivision (90 Parcels)	<u>PARKWAY MANOR 4</u>

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**Owner Information****WEBB ALFRED**

Mailing Address	PO BOX 8673, SCOTTSDALE, AZ 85252
Deed Number	<u>910312374</u>
Last Deed Date	07/05/1991
Sale Date	n/a
Sale Price	n/a

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## Maricopa County Treasurer's Office

Royce T. Flora, Treasurer

### Tax Summary 124-77-090 1

**Current Mailing Name & Address**

WEBB ALFRED  
PO BOX 2674  
SCOTTSDALE, AZ 85252-2674

**Property (Situs) Address**

1011 W 12TH ST  
TEMPE, AZ 85281

#### 2017 Tax Due

**Assessed Tax:** \$1,496.84    **Tax Paid:** \$0.00    **Total Due:** \$1,636.54

[View 2017 Tax Details](#)

[Create Stub](#)

[View Additional Tax Years](#)

#### Back Taxes

Tax Year	Status	Assessed Tax	Amount Due
2016	Tax Lien ! Pay with Certified Funds	\$1,486.34	See Redemption Statement
2015	Tax Lien ! Pay with Certified Funds	\$1,427.54	See Redemption Statement

**Back Tax and Tax Lien payments** must be made in the following certified funds only:

- Cashier's Check
- Certified Check
- Money Order
- Cash
- No Personal Checks

#### Total Amount Due

**Total Amount Due:** \$4,390.81

Total amount due does not reflect any pending payments. Amount may change based on activity to this parcel.

**NOTE:** Your property may be subject to additional tax liens listed under previous parcel numbers.

